



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, DECEMBER 14, 2022  
4:00 PM**

**BOARD MEMBERS PRESENT:**

John George  
Raymond Scott  
Pamela McClain  
Maggie DeSantis  
Juan Gonzalez

**BOARD MEMBERS ABSENT:**

Sonya Mays  
Amanda Elias  
Stephanie Washington

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Monika McKay-Polly (DEGC/DBRA)  
Paul Kako (DEGC)  
Rebecca Navin (DEGC)  
Glen Long Jr. (DEGC)  
Orza Robertson (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Elizabeth Masserang (PM Environmental)  
Emery Matthews (Real Estate Interests, LLC)  
Seth Herkowitz (Oxford Perennial)  
Matthew Kalt (Oxford Perennial)  
Sheila Cockrel (Crossroads Consulting)  
Bret Stuntz (SME)  
R. Philip Lockwood (XYZ Development)  
Tom Wackerman (ASTI Environmental)  
Jessica DeBone (PM Environmental)  
Eric Dueweke  
Dan Gough (EGLE)  
Blake Fisher  
David Esparza  
Ethan Hop  
Byron Osbern (IBEW Local 58)  
Rob Ferree  
Phone number ending in 5384



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, DECEMBER 14, 2022**

**CALL TO ORDER**

Chairperson Raymond Scott called the meeting to order at 4:00 PM.

Ms. Kanalos took a roll call of the DBRA Board Members present and a quorum was established.

**GENERAL**

**Approval of Minutes:**

Mr. Scott called for a motion approving the minutes of October 26, 2022, as presented.

The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the October 26, 2022 Board meeting, as presented. Mr. George seconded the motion.  
DBRA Resolution Code 22-12-02-314 was unanimously approved.

**Treasurer's Report – September 2022**

Mr. Long presented the September 2022 Treasurer's Report.

Mr. Scott called for a motion accepting the September 2022 Treasurer's Report, as presented. The Board took the following action:

Ms. McClain made a motion accepting the September 2022 Treasurer's Report, as presented. Mr. George seconded the motion.  
DBRA Resolution Code 22-12-03-228 was unanimously approved.

**Treasurer's Report – October 2022**

Mr. Long presented the October 2022 Treasurer's Report.

Mr. Scott called for a motion accepting the October 2022 Treasurer's Report, as presented. The Board took the following action:

Mr. George made a motion accepting the October 2022 Treasurer's Report, as presented. Ms. McClain seconded the motion.  
DBRA Resolution Code 22-12-03-229 was unanimously approved.

**Treasurer's Report – November 2022**

Mr. Long presented the November 2022 Treasurer's Report.

Ms. McClain asked for clarification on the disbursement to Give Merit, Inc. Mr. Long stated that the disbursement to Give Merit, Inc. was in relation to an EGLE grant. Mr. Vosburg added it was a quarterly reimbursement to Give Merit, Inc. for the EGLE grant.

Ms. DeSantis asked if there were any serious concerns with the Treasurer's Report for November 2022. Mr. Long stated that he didn't have any concerns with the Treasurer's Report for November 2022, serious or otherwise.

Mr. Scott called for a motion accepting the November 2022 Treasurer's Report, as presented. The Board took the following action:

Ms. McClain made a motion accepting the November 2022 Treasurer's Report, as presented. Mr. George seconded the motion.  
DBRA Resolution Code 22-12-03-230 was unanimously approved.

Mr. Vosburg introduced Mr. Eric Dueweke as the newest DBRA Board member and clarified that while Mr. Dueweke has been appointed to the DBRA Board, the DBRA is waiting on the official documentation and then Mr. Dueweke will be an official DBRA Board member.

### **DBRA Audit FY 2021-2022**

Ms. Kanalos presented the DBRA Audit FY 2021-2022 to the DBRA Board.

Copies of the DBRA Audited Financial Statements and Management Report as of June 30, 2022, were distributed to each DBRA Board Member via email on October 28, 2022.

The attached resolution indicated the Board's formal acceptance of the DBRA Audited Financial Statements and Management Report as of June 30, 2022, with comparative totals as of June 30, 2021, as prepared by George Johnson and Company, Certified Public Accountants.

Ms. DeSantis asked if there were any concerns about the audit. Mr. Long stated that there were no concerns with the audit for FY 2021-22.

Ms. McClain asked if there is a requirement to change auditors after a certain period of time. Mr. Long stated that there is no requirement to change auditors after a certain period of time and that the DBRA has used George Johnson and Company for several years for a few reasons, some being that it is a Detroit headquartered company and have a wealth of experience and knowledge on the specifics of brownfield authorities, and that the DBRA did go out for bid for possibly a different auditor about four years ago and chose to stay with George Johnson and Company. Mr. Long added that George Johnson and Company does alternate staff for audits and other auditing companies don't have as many staff members and possibly wouldn't be able to rotate the staff performing the audit for the DBRA.

Ms. DeSantis asked if the DBRA has looked for alternative auditors on a regular basis. Mr. Long stated that there isn't a set schedule for looking for alternative auditors, but that if the DBRA Board wishes to look for alternatives then that action can be taken.

Ms. DeSantis made a motion to look for alternatives for an auditor for the DBRA annual audit. Mr. Gonzalez seconded the motion. All were in favor, and none opposed.

Ms. McClain asked if the DBRA has made a similar request in the past. Mr. Long stated that to his knowledge the DBRA has not made a similar request in the past.

Mr. Scott called for a motion accepting the DBRA Audit FY 2021-2022, as presented. The Board took the following action:

Ms. McClain made a motion accepting the DBRA Audit FY 2021-2022, as presented. Ms. DeSantis seconded the motion.  
DBRA Resolution Code 22-12-01-237 was unanimously approved.

### **PROJECTS**

**Greater Eastern Market - Infrastructure Project: Authorization to Enter into Contract with Spalding Dedecker**

Mr. Robertson presented the Greater Eastern Market - Infrastructure Project: Authorization to Enter into Contract with Spalding Dedecker to the DBRA Board.

In May 2020, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) authorized DBRA staff to submit an application for a funding opportunity made available by The Economic Development Administration (“EDA”). Shortly thereafter, DBRA and the City of Detroit were awarded a grant from the EDA in the amount of \$2,557,950.00 for infrastructure improvements in Eastern Market. DBRA will utilize grant funds, and other funds made available by the City and the Michigan Department of Transportation, for infrastructure improvement activities aimed at establishing market-ready industrial sites within the Greater Eastern Market Food District which will attract food manufacturing and logistics companies (the “Project”).

In connection with this Project, the DBRA has solicited bids to provide design and engineering services related to the infrastructure improvements. The selected consultant will be responsible for providing the final design and engineering work described on Exhibit A attached hereto (the “Services”) for the improvement of four rights-of-ways in the Greater Eastern Market District. This work product will be the basis for the road reconstruction work that has been approved under the EDA grant award. Once completed, the infrastructure improvements will transform key rights-of-way in the Greater Eastern Market Food District into modern thoroughfares capable of supporting the truck traffic necessary for further development of the publicly owned parcels in the area. The DBRA received five (5) bids to perform the Services as follows:

ABE Associates, INC.	Detroit, MI	\$59,300.00
Spalding DeDecker	Detroit, MI	\$128,000.00
Giffels-Webster	Detroit, MI	\$341,500.00
Mannik & Smith Group	Canton, MI	\$386,820.00
Fishbeck	Novi, MI	\$847,000.00

Following the initial evaluation of the bids listed above, DBRA staff determined ABE Associates, Inc.’s bid was not responsive to the request for proposals issued by the DBRA and all services requested thereunder. After additional review and evaluation, DBRA staff determined that Spalding DeDecker (the “Contractor”) to be the lowest, most responsive bidder. While the Contractor was the second low bidder from a cost standpoint, it was determined that their proposal was the lowest, most responsive, and most qualified proposal received, when compared to the other competitively priced proposals received, for the following reasons:

- The previous experience of the Contractor associated with their work on similar projects.
- Ability of the Contractor to utilize the design work product already created by the City of Detroit’s Department of Public Works to bring project design to 100% completion.
- Contractor provided a bid that DBRA staff judged as reasonable to adequately undertake all aspects of the project.

The Contractor originally proposed a not to exceed amount of One Hundred Twenty-Eight Thousand and 00/100 (\$128,000.00) Dollars for the performance of the Services. DBRA staff thereafter identified additional Services to be performed by the Contractor in connection with the Project which are outside the scope of the EDA grant funding but will be funded by the City of Detroit. The total amount for these services equal Twenty-Six Thousand Two Hundred Fifty and 00/100 (\$26,250.00) Dollars. With these added Services, the Contractor has proposed a total not to exceed amount of One Hundred Fifty-Four Thousand Two Hundred Fifty and 00/100 (\$154,250.00) Dollars.

DBRA staff is requesting the DBRA Board of Directors to authorize the execution of an agreement with the Contractor to provide the Services for the not to exceed price of One Hundred Fifty-Four Thousand Two Hundred Fifty and 00/100 (\$154,250.00) Dollars. DBRA staff is also recommending that an owner's contingency of approximately twenty percent (20%) of the contract value or Thirty Thousand Eight Hundred Fifty and 00/100 (\$30,850.00) Dollars be established to be dispersed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA. The execution of the agreement with the Contractor and the performance of the Services will be subject to finalization of funding agreement to ensure required funds from the City.

A resolution approving and authorizing the DBRA to enter into a contract with the Contractor for the performance of the Services, to be paid from funds from the EDA grant award and the City of Detroit as described herein, was attached for the Board's review and consideration.

Mr. Scott asked for more information on the large disparities in the bids that were received. Mr. Robertson stated that the project had been previously worked on by DPW and they had been in the process of completing the design for the project and when the DBRA issued the RFP for this work, it included the design work that was completed by DPW, which was about 60% complete. Mr. Robertson added that engineering firms prefer to complete the design work themselves and two of the firms that responded to the RFP included design in their bid, and the highest bidder didn't provide an explanation for the extremely high bid.

Mr. Scott asked how many panelists were on the team to review the bids received for the RFP. Mr. Robertson stated that there were two individuals from DPW, one other DEGC employee, and himself.

Ms. DeSantis asked for more information on the additional services. Mr. Robertson stated that the original funding for the project from the EDA grant only included work on four streets, and there are three additional streets that will be included in the project, so the additional services are for work on the three additional streets.

Ms. DeSantis asked why the DBRA is working on the infrastructure project. Mr. Robertson stated that the DEGC and the DBRA have done several similar projects in the City. Ms. Kanalos stated that the DBRA was the entity that applied for and received the grant funds from the EDA for the project. Mr. Vosburg added that the DBRA has completed infrastructure work for other projects, including the Mack and Conner project.

Ms. DeSantis stated that since she serves as a board member on the Eastern Market Corporation she will be recusing herself from the vote.

Mr. Scott called for a motion approving the Greater Eastern Market - Infrastructure Project: Authorization to Enter into Contract with Spalding Dedecker, as presented. The Board took the following action:

Ms. McClain made a motion approving the Greater Eastern Market - Infrastructure Project: Authorization to Enter into Contract with Spalding Dedecker, as presented. Mr. Gonzalez seconded the motion.

DBRA Resolution Code 22-12-290-04 was approved. Ms. DeSantis abstained.

#### **Amended and Restated Broadway Lofts Brownfield Plan: Reimbursement Agreement**

Mr. Vosburg presented the Amended and Restated Broadway Lofts Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On April 16, 2019, the Detroit City Council approved the Brownfield Plan for the Broadway Lofts Redevelopment Project (the "Original Plan"). A Reimbursement Agreement (the "Agreement") was entered into between the DBRA and Broadway Detroit Properties, LLC on June 25, 2019. An Assignment and Assumption Agreement was entered into between Broadway Detroit Properties, LLC and Broadway Detroit Development II, LLC.

On October 26, 2022, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Amended and Restated Brownfield Plan for Broadway Lofts (the “Amended Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Plan was held on November 17, 2022, and City Council approved the Plan on November 22, 2022. A requirement for Tax Increment Financing reimbursement pursuant to the Amended Plan is that an Amended and Restated Reimbursement Agreement (the “Amended Agreement”) be entered into between the DBRA and Broadway Detroit Development II, LLC. The Amended Agreement has been prepared between the DBRA and Broadway Detroit Development II, LLC and is presented to the DBRA for review and approval.

#### Project Introduction

Broadway Detroit Development II, LLC, a subsidiary of Basco of Michigan, Inc. is the project developer (the “Developer”) for the Plan which entails the conversion of three buildings into a single multistory mixed-use building, with the addition of five stories of residential space above and will feature three retail spaces on both the ground and lower levels. There will be approximately 75 new residential units on floors 2 through eight, and will consist of studio, one bedroom, and two-bedroom layouts. A minimum of 20% of the residential units will be available at 80% of the Area Median Income (AMI).

Additionally, the first-floor retail space will feature an alleyway entrance between the Broadway Lofts Development and the north adjoining property. The existing alleyway will be reclaimed as a community gathering space and will be excavated, any utility services that can be upgraded will be, new pavements in both concrete and brick will be installed, and the alley will be revitalized through lighting, landscaping, artwork and murals. Green walls and planters will be installed to promote a more sustainable space.

The total investment has increased from an estimated \$11.9 million to \$32.5 million. The Developer is requesting \$3,831,257.00 in TIF reimbursement, an increase of \$2,703,807.00 from the Original Plan.

There will be 36 temporary construction jobs and 1 FTE job. The 36 temporary construction jobs are expected to be created over a 2-year period once construction begins. The 1 FTE jobs will be created directly by the Developer.

#### Property Subject to the Plan

The eligible property (the “Property”) consists of three (3) parcels located at 1320, 1322 and 1332 Broadway on the eastern side of Detroit’s Central Business District in the Paradise Valley neighborhood, on the east side of Detroit, bounded by an alley to the north, the property line of 1314 Broadway to the East, Broadway Street to the south, and the property line of 1344 Broadway Street to the west.

#### Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial and residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be “functionally obsolete” as defined by Act 381.

#### Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include pre-approved activities, demolition, asbestos activities, infrastructure improvements, site preparation, interest, and preparation and implementation of Brownfield Plan and/or 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence in the summer of 2019 and will be completed within 10 months.

#### Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible

activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

**COSTS TO BE REIMBURSED WITH TIF**

	<b><u>Original Plan</u></b>	<b><u>Amended Plan</u></b>
1. Environmental Assessments	\$6,500.00	\$6,500.00
2. <b>Demolition</b>	<b>\$300,000.00</b>	<b>\$879,281.00</b>
3. Lead and Asbestos Activities	\$10,000.00	\$10,000.00
4. <b>Infrastructure Improvements</b>	<b>\$365,000.00</b>	<b>\$369,500.00</b>
5. <b>Site Preparation</b>	<b>\$278,000.00</b>	<b>\$806,694.00</b>
6. <b>Brownfield Plan &amp; Act 381 Work Plan</b>	<b>\$25,000.00</b>	<b>\$40,000.00</b>
7. <b>Contingency (15%)</b>	<b>\$142,950.00</b>	<b>\$309,821.00</b>
8. <b>Interest</b>		<b>\$1,409,461.00</b>
<b>Total Reimbursement to Developer</b>	<b>\$1,127,450.00</b>	<b>\$3,831,257.00</b>
9. Authority Administrative Costs	\$145,765.00	\$712,133.00
10. State Brownfield Redevelopment Fund	\$165,572.00	\$400,772.00
11. Local Brownfield Revolving Fund	\$82,701.00	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$1,521,488.00</b>	<b>\$4,944,162.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of Obsolete Property Rehabilitation Act (OPRA) Tax Abatement.

The Amended Agreement and a resolution approving the Amended Agreement and its subsequent execution were attached for the Board’s review and approval.

Ms. McClain asked for clarification on the changes to the Eligible Costs under the Amended Plan. Mr. Vosburg stated that the costs that were in bold text in the memorandum were the Eligible Costs that changed under the Amended Plan.

Mr. Gonzalez asked if the changes in the Eligible Costs were due to inflation. Mr. Vosburg stated that the changes in the Eligible Costs were due to changes in the design for the project as well as rising construction costs.

Mr. Scott called for a motion to approve the Amended and Restated Broadway Lofts Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Mr. George made a motion to approve the Amended and Restated Broadway Lofts Brownfield Plan: Reimbursement Agreement, as presented. Ms. McClain seconded the motion.  
DBRA Resolution Code 22-12-266-07 was unanimously approved.

**City Club Apartments Midtown Brownfield Plan: Reimbursement Agreement**

Mr. Vosburg presented the City Club Apartments Midtown Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On October 26, 2022, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Brownfield Plan for City Club Apartments Midtown (the “Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Plan was held on November 17, 2022 and City Council approved the Plan on November 22, 2022. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the “Agreement”) be entered into between the DBRA and CCA Midtown

Detroit, LLC. The Agreement has been prepared between the DBRA and CCA Midtown Detroit, LLC and is presented to the DBRA for review and approval.

#### Project Introduction

CCA Midtown Detroit, LLC is the project developer (“Developer”). The project includes the redevelopment the Property into a mixed-use development, including approximately 318,000 square feet of residential and commercial space. Within a three-building design, the development will feature approximately 344 residential units, 40,296 square feet of commercial space which will include a restaurant, café, bank, and retail space, and 186 underground parking spaces. Residential units will range in size from studio to 3-bedroom apartments. Resort-class amenities, multiple pocket parks, and an outdoor art park will be incorporated within the development, to enhance the community’s livability. It is currently anticipated construction will begin in the winter of 2022 and eligible activities will be completed within 24 months.

The total investment is estimated to be \$103 million, with hard costs totaling approximately \$84 million. The Developer is requesting \$23,956,477.00 in TIF reimbursement.

There will be approximately 130 temporary construction jobs and approximately 60 permanent jobs are expected to be created by the project.

#### Property Subject to the Plan

The eligible property (the “Property”) consists of five (5) parcels, 3510 and 3540 Woodward Avenue, 80 and 90 Mack Avenue, and 33 Eliot Street, which are bounded by Mack Avenue to the north, John R Street to the east, Eliot Street and the property line to the south, and Woodward Avenue to the west in the Midtown neighborhood.

#### Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for an industrial or commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) determined to be a “facility” as defined by Act 381.

#### Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment activities, due care activities, additional response activities, site demolition, infrastructure improvements, site preparation, interest, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

#### Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

#### **COSTS TO BE REIMBURSED WITH TIF**

1. Department Specific Activities	\$1,626,145.00
2. Demolition	\$912,273.00
3. Lead, Asbestos, or Mold Abatement	\$160,000.00
4. Site Preparation	\$8,231,000.00
5. Public ROW Infrastructure Improvements	\$695,040.00
6. Public/Private Infrastructure Improvements	\$6,200,000.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$2,655,452.00



9. Interest	\$3,416,567.00
<b>Total Reimbursement to Developer</b>	<b>\$23,956,477.00</b>
10. Authority Administrative Costs	\$2,643,883.00
11. State Brownfield Redevelopment Fund	\$1,061,058.00
12. Local Brownfield Revolving Fund	\$1,581,416.00
<b>TOTAL Estimated Costs</b>	<b>\$29,242,834.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) Tax Abatement.

The Agreement and a resolution approving the Agreement and its subsequent execution were attached for the Board’s review and approval.

Mr. Scott called for a motion to approve the City Club Apartments Midtown Brownfield Plan: Reimbursement Agreement, as presented. The Board took the following action:

Mr. George made a motion to approve the City Club Apartments Midtown Brownfield Plan: Reimbursement Agreement, as presented. Ms. DeSantis seconded the motion. DBRA Resolution Code 22-12-311-03 was unanimously approved.

**Red Arrow Brownfield Plan**

Ms. Capler presented the Red Arrow Brownfield Plan to the DBRA Board.

Project Introduction

Oxford Perennial Corktown PropCo II, LLC is the project developer (“Developer”). The Property was developed in 1894 as the John Whittaker Planing Mill and in 1916 the building was expanded to the current footprint. From the 1920’s to the 1970’s, the building was occupied by the Red Arrow Bottling Works. The project includes the redevelopment of the Property into a residential development, including approximately 22 units (1 studio, 16 one-bedroom units and 5 two-bedroom units). At least 10% of the units will be designated as affordable at 60% of the Area Median Income (AMI). The development also includes 8 integrated parking spaces, tenant storage, and amenity space. It is currently anticipated construction will begin in 2023 and eligible activities will be completed within 18 months.

The total investment is estimated to be \$11.9 million. The Developer is requesting \$1,207,400.00 in TIF reimbursement.

There will be approximately 64 temporary construction jobs and approximately 3 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, 1567 Church Street, which is bounded by Church Street to the north, 10<sup>th</sup> Street to the west, an alley to the south, and a parking structure to the east in the Corktown neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is a historic resource as defined by Act 381.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include department specific activities, demolition, lead and asbestos abatement, infrastructure improvements, site preparation, interest, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

**COSTS TO BE REIMBURSED WITH TIF**

1. Department Specific Activities	\$27,500.00
2. Demolition and Abatement	\$532,327.00
3. Site Preparation	\$40,736.00
4. Infrastructure Improvements	\$272,790.00
5. Brownfield Plan & Work Plan	\$60,000.00
6. Contingency (15%)	\$126,878.00
7. Interest	\$147,168.00
<b>Total Reimbursement to Developer</b>	<b>\$1,207,400.00</b>
8. Authority Administrative Costs	\$369,685.00
9. State Brownfield Redevelopment Fund	\$92,055.00
10. Local Brownfield Revolving Fund	\$795,248.00
<b>TOTAL Estimated Costs</b>	<b>\$2,464,388.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) Tax Abatement.

Attached for the Board’s review and approval was a resolution authorizing the Red Arrow Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. Herkowitz provided more information about the project including construction updates on the other projects that the Developer is currently working on in the area of the Property, the feedback received from the community on the desire to preserve and redevelop the Property as opposed to the demolition of the Property, the meetings that were held in the community with various community organizations, the Certificate of Appropriateness received by the Historic District Commission, the plans for parking for the Property, the architect for the project, Kraemer Design Group, and the work that went into the design for the project to honor the historical uses of the Property, the expected economic impacts of the project once completed, and the strategies for the hiring of Detroit residents on the construction of the project as well as the permanent positions to be created by the project.

Ms. DeSantis asked for more information on the proposed level of affordability for the project. Mr. Herkowitz stated that through the Community Benefits Ordinance process for the Developer's other project in the area, the community expressed a desire for a deeper affordability rate for the residential units, noting that fewer units at 60% of the AMI was preferred over more units available at 80% AMI.

Ms. DeSantis commended the Developer for the inclusion of deeper affordability and asked for more information on feedback from the community. Mr. Herkowitz stated that the community has been very engaged throughout the Developer's work in the area and that the number one concern from the community was preservation of the Property along with a desire for more residential units in the neighborhood, and feedback was received on the design for the project.

Mr. Herkowitz stated that there is pressure around the increasing interest rates and that is causing a need for increased equity for the project which creates additional pressure on the project.

Ms. McClain asked if there is a plan to include any green infrastructure for the project. Mr. Herkowitz stated that stormwater infrastructure will be included in the project but since this project is constrained on the Property it is difficult to include significant green infrastructure and that there are more robust green infrastructure elements included in the Developer's other projects in the area.

Mr. Scott called for a motion to authorize a public hearing for the Red Arrow Brownfield Plan and its referral to the DBRA-CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the Red Arrow Brownfield Plan and its referral to the DBRA-CAC, as presented. Mr. Gonzalez seconded the motion.  
DBRA Resolution Code 22-12-312-01 was unanimously approved.

### **Danish Brotherhood Hall Brownfield Plan**

Ms. Capler presented the Danish Brotherhood Hall Brownfield Plan to the DBRA Board.

#### **Project Introduction**

XYZ 20-01 DBH, LLC is the project developer ("Developer"). The Property was developed as the Florian Apartments in 1911, stores and flats in 1913, and the Danish Brother Hood Hall in 1915. The Florian Apartments, stores and flats at 1785 W. Forest Avenue were removed in the early 2000's. Historical uses include a laundry, clothes presser, cleaner and tailor in 1921 and 1940. The Property is currently vacant and was last used as a church around 2010. The project includes the redevelopment of the former fraternal hall building at 1775 W Forest into a multi-use community event space with three small commercial spaces as well as two short-term rental units.

The total investment is estimated to be \$8.2 million. The Developer is requesting \$1,416,445.00 in TIF reimbursement.

There will be approximately 32 temporary construction jobs and approximately 27 permanent jobs are expected to be created by the project.

#### **Property Subject to the Plan**

The eligible property (the "Property") consists of two (2) parcels, 1775 and 1785 W Forest Avenue, which are located on the south side of W Forest Avenue between Rosa Parks Boulevard and Avery Street in the Woodbridge neighborhood.

#### **Basis of Eligibility**

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is a historic resource as defined by Act 381.

#### **Eligible Activities and Projected Costs**

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include department specific activities, demolition, lead and asbestos abatement, infrastructure improvements, site preparation, interest, and the development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

**COSTS TO BE REIMBURSED WITH TIF**

1. Pre-Approved Activities	\$14,800.00
2. Lead, Asbestos, and Mold Surveys	\$4,900.00
3. Response Activities	\$84,493.00
4. Demolition	\$306,000.00
5. Lead, Asbestos, and Mold Abatement	\$148,820.00
6. Site Preparation	\$56,100.00
7. Infrastructure Improvements	\$65,175.00
8. Brownfield Plan & Work Plan	\$35,000.00
9. Contingency (15%)	\$99,088.00
10. Interest	\$602,069.00
<b>Total Reimbursement to Developer</b>	<b>\$1,416,445.00</b>
11. Authority Administrative Costs	\$196,386.00
12. State Brownfield Redevelopment Fund	\$72,760.00
13. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$1,685,591.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of an Obsolete Property Rehabilitation (PA 146) Tax Abatement.

Attached for the Board’s review and approval was a resolution authorizing the Red Arrow Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. Lockwood provided more information on the project including the options for parking for the project that are currently being pursued, the operation of the project once completed, the feedback received from the community about the project, and the challenges of rising construction costs and interest rates. Mr. Wackerman added that because of the projected tax capture the Developer won’t be able to capture the full amount of the Eligible Costs and that there is an existing OPRA on the Property that the Developer is looking to have transferred.

Ms. DeSantis asked if there are any contingencies on the senior debt and who will be operating the Property once completed. Mr. Lockwood stated that the Developer is pursuing SBA 504 financing and that the project is considered to be riskier than other projects, and that there has not been identified yet and that there will be an operator identified closer to the securing of financing for the project.

Ms. DeSantis asked if the senior debt is being personally guaranteed by the Developer. Mr. Lockwood confirmed that the senior debt is being personally guaranteed by the Developer.

Mr. Scott called for a motion to authorize a public hearing for the Danish Brotherhood Hall Brownfield Plan and its referral to the DBRA-CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the Danish Brotherhood Hall Brownfield Plan and its referral to the DBRA-CAC, as presented. Ms. McClain seconded the motion. DBRA Resolution Code 22-12-313-01 was unanimously approved.

**ADMINISTRATIVE**

None.

**OTHER**

Ms. DeSantis was joined by the rest of the DBRA Board members present in extending a welcome to Mr. Dueweke to the DBRA Board.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

Citing no further business, Mr. Scott called for a motion to adjourn the meeting.

On a motion by Ms. McClain, seconded by Mr. George, the meeting was unanimously adjourned at 4:57 PM.



**CODE DBRA 22-12-02-314**

**APPROVAL OF MINUTES OF OCTOBER 26, 2022**

RESOLVED, that the minutes of the regular meeting of October 26, 2022 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

December 14, 2022



**DBRA 22-12-03-228**

**ACCEPTANCE OF TREASURER'S REPORT FOR SEPTEMBER 2022**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period September 1 through September 30, 2022, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

December 14, 2022



**DBRA 22-12-03-229**

**ACCEPTANCE OF TREASURER'S REPORT FOR OCTOBER 2022**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period October 1 through October 31, 2022, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

December 14, 2022





**DBRA 22-12-03-230**

**ACCEPTANCE OF TREASURER'S REPORT FOR NOVEMBER 2022**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period November 1 through November 30, 2022, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

December 14, 2022



**CODE DBRA 22-12-01-237**

**ADMINISTRATION; DBRA AUDITED FINANCIAL STATEMENTS AND MANAGEMENT REPORT AS OF JUNE 30, 2022**

RESOLVED, that the Board of Directors of the Detroit Brownfield Redevelopment Authority (the "DBRA") hereby accepts the DBRA Audited Financial Statements and Management Report as of June 30, 2022, with comparative totals as of June 30, 2021, as prepared by George Johnson and Company, Certified Public Accountants.

December 14, 2022



**CODE DBRA 22-12-290-04**

**GREATER EASTERN MARKET - INFRASTRUCTURE PROJECT: DESIGN AND ENGINEERING SERVICES CONTRACT**

**WHEREAS**, in May 2020, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) authorized DBRA staff to submit an application for a funding opportunity made available by The Economic Development Administration (“EDA”); and

**WHEREAS**, DBRA was awarded a grant from the EDA in the amount of \$2,557,950.00 for infrastructure improvement activities aimed at establishing market-ready industrial sites within the Greater Eastern Market Food District which will attract food manufacturing and logistics companies (the “Project”); and

**WHEREAS**, in furtherance of the project, DBRA has solicited bids to provide the design and engineering services related to the infrastructure improvements and described on **Exhibit A** attached hereto (the “Services”) for the improvement of four rights-of-ways in the Greater Eastern Market District; and

**WHEREAS**, DBRA received five (5) bids and have determined that Spalding DeDecker is the lowest, most responsive bidder. (the “Contractor”); and

**WHEREAS**, DBRA staff is requesting the authorization to enter into an agreement with the Contractor for the total not-to-exceed amount of One Hundred Fifty-Four Thousand Two Hundred Fifty and 00/100 (\$154,250.00) Dollars for the performance of the Services described on **Exhibit A** which are to be paid by funds from the EDA grant and the City of Detroit; and

**WHEREAS**, DBRA staff is also recommending that a contingency of approximately twenty-five (20%) percent of the total value of the agreement, or Thirty Thousand Eight Hundred Fifty and 00/100 (\$30,850.00) Dollars be established; and

**WHEREAS**, pursuant to its statutorily authorized powers, the DBRA has the power to accept funding, expend DBRA funds, engage professionals, and take the other steps contemplated by this Resolution.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby authorizes the engagement of the Contractor to provide the Services at the total not-to-exceed amount of One Hundred Fifty-Four Thousand Two Hundred Fifty and 00/100 (\$154,250.00) Dollars.

**BE IT FURTHER RESOLVED**, that the DBRA Board of Directors hereby authorizes the establishment of a contingency of approximately twenty-five (20%) percent of the total value of the agreement, or Thirty Thousand Eight Hundred Fifty and 00/100 (\$30,850.00) Dollars, to be dispersed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

**BE IT FURTHER RESOLVED**, that any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

**BE IT FINALLY RESOLVED**, that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

December 14, 2022

## Exhibit A

### **SCOPE OF SERVICES AND AUTHORIZED AMOUNT – Spalding DeDecker**

The Contractor will be performing the following scope: design and engineering services for the reconstructing approximately 4,085 linear feet of deteriorating roadways around the Eastern Market Food District. including all professional surveying, geotechnical assessment, environmental assessment, engineering, designing, technical support, CAD support & document production, specialty consulting, work in progress review, and administrative activities, actions and efforts (jointly referred to herein as Basic Services) necessary for and incidental to the complete planning, evaluating, analyzing, coordinating, specifying, and delineating of the Work to be procured by the DBRA.

The specific sections of roadway to be reconstructed include:

- Riopelle Street; Wilkins Street to Erskine Street (Road Resurfacing), Erskine Street to Mack Avenue (Reconstruction)
- St Aubin Street, from Mack Avenue to Superior Street
- Illinois Street, from Dequindre Railway to St. Aubin Street
- Superior Street, from Dequindre Railway to St. Aubin Street

In addition to the foregoing, the design services described above will be performed for the following roadways upon receipt of funding from the City of Detroit:

- Erskine Street from Riopelle Street to Orleans – Road resurfacing
- Erskine Street from Russel Street to Riopelle Street – Road Resurfacing
- St. Aubin Street from Superior Street to E. Canfield Street – Road Resurfacing



**CODE DBRA 22-12-266-07**

**AMENDED AND RESTATED BROADWAY LOFTS BROWNFIELD REDEVELOPMENT PLAN:  
AMENDED AND RESTATED REIMBURSEMENT AGREEMENT**

WHEREAS, on March 13, 2019, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the “Plan”) for a project captioned Broadway Lofts Redevelopment (the “Project”); and

WHEREAS, on April 16, 2019, the Detroit City Council approved the Plan; and

WHEREAS, a Reimbursement Agreement (the “Agreement”) was entered into on June 25, 2019 between the DBRA and Broadway Detroit Properties, LLC as developer of the Project;

WHEREAS, an Assignment and Assumption Agreement was entered into on July 26, 2019 between Broadway Detroit Properties, LLC and Broadway Detroit Development II, LLC;

WHEREAS, on October 12, 2022, the DBRA adopted a resolution recommending approval by the Detroit City Council of the Amended and Restated Brownfield Plan (“Amended Plan”) for the Project; and

WHEREAS, on November 22, 2022, the Detroit City Council approved the Amended Plan; and

WHEREAS, an Amended and Restated Reimbursement Agreement (“Amended Agreement”) must be entered into between the DBRA and Broadway Detroit Development II, LLC as developer of the Project; and

WHEREAS, the Amended Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Amended Agreement and authorize its execution and delivery on behalf of the DBRA; and

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Amended Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Amended Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Amended Agreement.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

BE IT FINALLY RESOLVED that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

December 14, 2022



CODE DBRA 22-12-311-03

**CITY CLUB APARTMENTS MIDTOWN BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on October 26, 2022, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned City Club Apartments Midtown (the "Project"); and

WHEREAS, on November 22, 2022, the Detroit City Council voted to approve the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and CCA Midtown Detroit, LLC as developer of the Project; and

WHEREAS, the Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Agreement and authorize its execution and delivery on behalf of the DBRA; and

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Agreement.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

BE IT FINALLY RESOLVED that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

December 14, 2022





**CODE DBRA 22-12-312-01**

**RED ARROW BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE**

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **Red Arrow Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DBRA in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.

December 14, 2022



CODE DBRA 22-12-313-01

**DANISH BROTHERHOOD HALL BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE**

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **Danish Brotherhood Hall Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DBRA in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.

December 14, 2022